

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE SPACE FOR LEASE



BBSREALTY.COM

\$16.95 PSF
NET LEASE RATE

\$8.50 PSF
T.M.I. (2025)

2,000-3,920
SQUARE FEET



435 York Boulevard, Hamilton, ON

DETAILS

NET LEASE RATE	\$16.95 psf
T.M.I. (2025)	\$8.50 psf
CEILING HEIGHT	9'
OFFICE	100%
PARKING	Yes
ZONING	H/S-481, H/S-745

Multi-use office space for lease on York Boulevard in the Strathcona neighborhood. The space has plentiful natural light and nicely appointed finishes with a mix of private offices and open space, as well as a kitchen. Enjoy quick access to Hwy 403, and Burlington via York Blvd. Also benefit from a private parking lot for the site, street parking nearby, and transit available up & down York Boulevard.

Andrew Patrick Blair
Broker of Record

Office: 905.529.5900 Ext. 225
Email: blaird@bbsrealty.com

Alexandra Blair
Sales Representative

Office: 905.529.5900 Ext. 213
Email: alexandrablair@bbsrealty.com

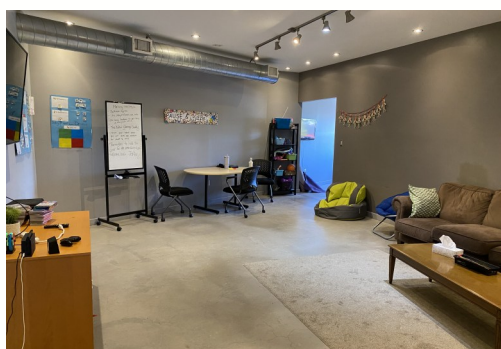
HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

OFFICE SPACE FOR LEASE

There is a great opportunity for signage available in this high visibility location. Uses vary from day nursery, personal services, pharmaceutical, to professional office, and more. Lift installation to second floor possible. Divisible. Landlord is open to flexible square footage options.

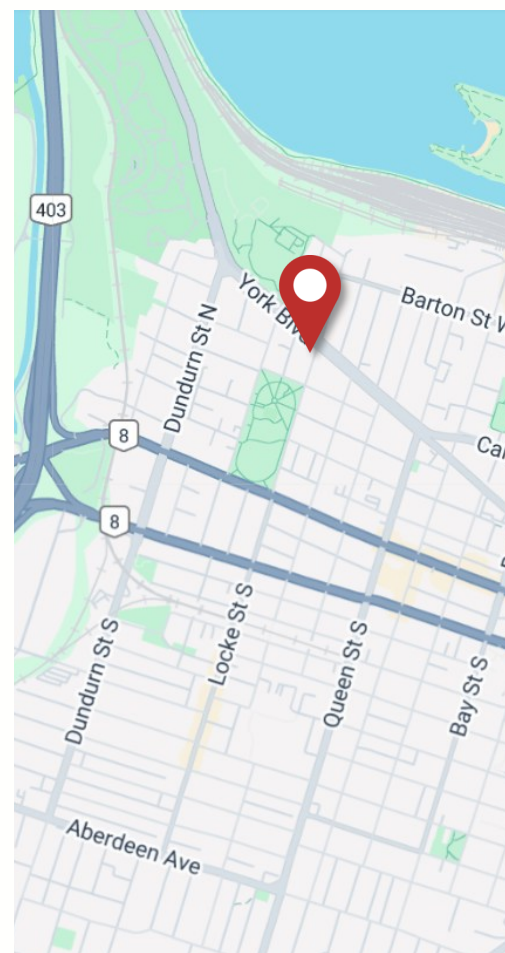


SIZE OPTIONS

FULL SECOND FLOOR	3,920 sf
UNIT 2A	2,000 sf

SECOND FLOOR DETAILS

- Uses vary from photographer / artist studio, personal services, day nursery, pharmaceutical, to professional office, and more.
- Private parking lot for building.
- Great location within close proximity of a variety of amenities
- Public transit close by, easy access to Highway 403
- Lift installation to second floor possible



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